

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: November 2, 2012
Re: Staff Report for The Pinnacle Club of Grove City – Method of Zoning Change (Amendment)

Item #5 – The Pinnacle Club of Grove City– Method of Zoning Change (PID# 201210020044)

Application: Method of Zoning Change
Location: Pinnacle Subdivision, Subarea E (West of Buckeye Parkway, East of Interstate-71)
Applicant: **Jackson B. Reynolds III (rep.), Smith and Hale**
Zoning: PUD-R

Relevant Code Section(s):

- 1135.14 Zoning Districts and Regulations – Planned Unit Development District
- The Pinnacle Club of Grove City Zoning Standards Text

Project Summary:

The applicant is requesting approval of a Zoning Text Amendment for Pinnacle Club Subarea E, located west of Buckeye Parkway, between I-71 and Creekside, also referred to as “The Greens.” The original zoning text for the subarea was approved by Council in 2004 with C-24-04 and was most recently amended in 2009 with C-45-09.

The proposed amendment will increase the number of Carriage Homes in the subarea from 207 to 303 and decrease the number of Village Homes from 240 to 140. Other home types in the subarea (Town Homes and Cottages Homes) will not be affected by the proposed amendment. The maximum number of homes permitted in the subarea will be increased from 505 to 531, and the density will increase from 4.39 units per acre to 4.6 units per acre; however the proposed density remains lower than the initially approved plans for the subarea of 5 units per acre.

The submitted text shows the proposed changes to Subarea E; however the submitted changes were not made to the most recently approved zoning text for the Pinnacle Club of Grove City; therefore staff is recommending that only the proposed amendments to Section V (Subarea E) be approved with this application.

Review of Proposed Project Changes:

The applicant is proposing to make the following changes to the Pinnacle Club Zoning Text:

V. Subarea E (115 Acres)

B. Density: The maximum number of homes in Subarea E shall not exceed ~~505~~ **531** for a total maximum density of approximately ~~4.39~~ **4.6** units per acre. The breakdown of the number of housing types follow:

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| (1) Carriage Homes | approximately 207 303 lots |
| (2) Village Homes | approximately 240 140 lots |
| (3) Town Homes | approximately 42 lots |
| (4) Cottage Homes | approximately 16 lots |

Comment: Staff does not oppose the proposed revision to the Subarea as it will allow for the area to be developed in a style closer to the originally intended design of a “Traditional Neighborhood Development,” with the emphasis on Carriage Homes with rear alleys and pedestrian oriented streetscapes. Although the proposed amendment increases the density of the area, the density is lower than in the originally approved zoning text for the area.

In order to remain consistent with the proposed amendment to the development plan for the subarea, the number of permitted Carriage Homes should be increased from 303 to 333.

Recommendation(s):

After review and consideration the Development Department recommends that the Planning Commission make a recommendation of approval to City Council for the Amendment of the Zoning Text of Pinnacle Club of Grove City with the following stipulation:

1. Amendments shall only apply to Section V (Subarea E) of the Zoning Text.
2. The number of Carriage Homes in the subarea shall be amended to 333.